



**City of Santa Clara
PLANNING COMMISSION
Wednesday, July 23, 2008
7:00 P.M.
CITY COUNCIL CHAMBERS
SUMMARY OF ACTIONS**

Please refer to the Planning Commission Procedural Items coversheet
for information on all procedural matters.

REGULAR ITEMS – 7:00 p.m.

1. PLEDGE OF ALLEGIANCE and INVOCATION

2. ROLL CALL

3. DISTRIBUTION OF AGENDA AND STAFF REPORTS

4. DECLARATION OF COMMISSION PROCEDURES

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

A) Withdrawals - None

B) Continuances without a hearing

C) Exceptions (requests for agenda items to be taken out of order) - Item #10 was moved
Ahead of Item #9

6. ITEMS FOR COUNCIL ACTION

The following items from this Planning Commission agenda are recommendations to the City Council and will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items may be heard concurrently with or subsequent to the Council review of these minutes. Please contact the Planning Division office for information on the schedule of hearings for these items:

Agenda Item #9 File: PLN2007-06257 Location: 4041 Davis Street

Agenda Item #10 File: PLN2006-06024 Location: 1888 and 1898 Fairway Glen

Agenda Item #11: Adoption of El Camino Real Development Guidelines

7. ORAL PETITIONS/ ANNOUNCEMENTS/COMMUNICATIONS/SPECIAL ORDER OF BUSINESS

A) Election of Planning Commission Officers

Todd Fitch is the new Chairperson; Teresa O'Neill is the new Vice-Chairperson; and Keith Stattenfield is the new Secretary.

B) Members of the public may briefly address the Commission on any item not on the agenda.

James Rowen spoke of a blog on the internet, which he found objectionable, that maligned City of Santa Clara staff, commissioners, and council.

8. CONSENT CALENDAR

The following routine administrative and public hearing items were approved under the Consent Calendar unless otherwise noted.

Routine Items/Consent Calendar

8.A. Planning Commission Minutes of June 25, 2008 – Approved as submitted.

Public Hearing Items/Consent Calendar

- 8.B. File: **PLN2008-07139**
Location: 53 Brookside Drive, a 13,500 square foot lot on the west side of Brookside Avenue, between Stevens Creek boulevard and Forest Ave (APN 303-22-034). Lot is zoned RI-8L (Single Family Residential).
Applicant/Owner: William Miller
Request: **Variance** for the addition of a 480 square foot accessory building in the rear of the property. Site has already exceeded the limit of 480 square foot total for accessory buildings.
Project Planner: Julie Moloney, Associate Planner
Commission Action: **Approved, subject to conditions**
- 8.C. File: **PLN2008-07087**
Location: 2055 Laurelwood Road, a 1.13 acre site located on the north side of Laurelwood Road, approximately 750 feet west of Thomas Road (APN 104-15-113). Property is Zoned ML (Light Industrial).
Applicant/Owner: Mardeen Gordon/Mary Jacobs
Request: **Variance** to increase maximum sign area and establish a master sign program.
Project Planner: Bridgette Carroll
Commission Action: **Continued to August 27, 2008**

*******End of Consent Calendar*******

CONTINUED ITEMS

9. File: **PLN2007-06257 (continued from 6/25/08)**
Location: 4041 Davis Street, a 7,500 square foot lot on the east side of Davis Street approximately 200 feet south of Beech Street (APN 104-12-079). Property is zoned R1-6L (Single Family Residential).
Applicant: Robert Fitch
Owner: Mr. and Mrs. Kishin Kanuga
Request: **Rezone** from R1-6L (Single Family Residential) to R2-7L (Duplex); and **Variance** for reduced front yard setback to 15 feet where 20 feet is required and reduced lot width of 50 feet where 65 feet is required for duplex zoning; in conjunction with the demolition of an existing accessory unit and detached garage.
Project Planner: Debby Fernandez, Associate Planner
Commission Action: **Recommend Approval of Rezoning** and **Variance** for reduced lot width and;
Approved Variance for front setback at 15 feet

REZONING

10. File: **PLN2006-06024**
Location: 1888 and 1898 Fairway Glen, two exiting lots totaling 6,130 square feet located at the easterly end of Fairway Glen Drive (APN 097-16-041 and 042). Lots are zoned RI-6L (Single Family Residential).
Applicant: Richard Haro
Owner: Fred Raia

Request: **Rezone** two vacant lots from R-6L (Single Family Residential) to PD[R1-6L](Planned Development) in conjunction with the construction of two single family residences. A Lot Line Adjustment is also required (staff level approval).

Project Planner: Judith Silva, Associate Planner

Commission

Recommendation: **Recommend Approval, subject to conditions, with added condition concerning landscape maintenance**

REFERRALS

11. File: **El Camino Real Corridor Development Guidelines**

Location: Properties with frontage adjacent to El Camino Real in the City of Santa Clara.

Applicant: City of Santa Clara and Grand Boulevard Initiative Task Force

Request: Adoption of guidelines, checklist, and a map as an evaluation tool for development along the El Camino Real.

Project Planner: Yen Chen, Associate Planner

Commission

Recommendation: **Recommend that the City Council refer the El Camino Corridor to the General Plan update and approve the El Camino Real Corridor Development Guidelines, with an added item for public input, to the checklist**

OTHER BUSINESS

12. Commission Procedures and Staff Communications

Public comment on these items may be limited to one minute, at discretion of the Chair

- a. Announcements/Other Items - None
- b. Report of the Director of Planning and Inspection
 - City Council Actions
 - Commission/Board Liaison and Committee Report
 - Commission/Committee Assignments
 - Architectural Committee: Commissioners Marine and Stattenfield (Barcells alternate)
 - Station Area Plan: Chairperson Champeny
 - General Plan sub-Committee: Commissioners Fitch and O'Neill
- c. Commission Procedures
 - Planning Procedures
 - Work plan item
 - Commissioner Travel and Training reports
- d. Upcoming agenda items
 - Appointment of Commissioners to Committee Assignments for 08/09 year

13. ADJOURNMENT – 9:04 p.m.

Approved: 
Gloria Sciara, AICP
Development Review Officer

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